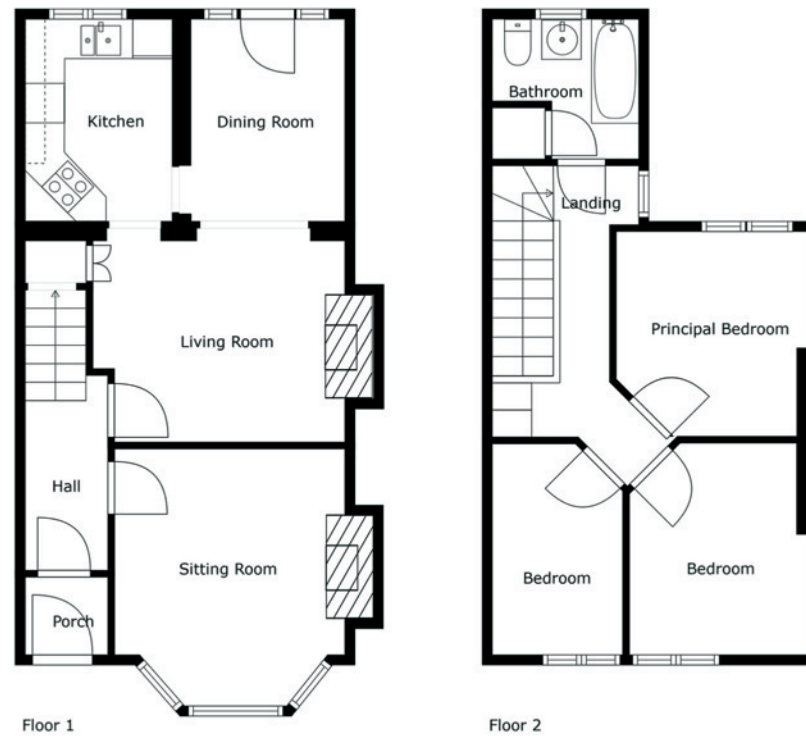


Outside

South facing rear garden in lawns, mature hedging, surrounding border, concrete patio.

TEMPLETON
ROBINSON

TEMPLETON
ROBINSON



This spacious end terrace is conveniently located just off the Lisburn Road within easy commuting distance of the City and Royal Hospitals, Queen's University and the city centre.

The accommodation comprises; spacious front living room, separate living and dining room, modern fitted kitchen. There are two good sized bedrooms, shower room and additional third room/study.

Externally there is a south facing rear garden and small forecourt. The property also benefits from oil fired central heating and double glazing.

Priced to allow for modernisation and updating.

Offers Over
£179,950

38 Ulsterville Gardens,
Lisburn Road,
Belfast,
BT9 7BA

Viewing by
appointment with
& through agent
028 9066 3030

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38 Ulsterville Gardens,
Lisburn Road,
Belfast, BT9 7BA

Property Features

- Spacious End Terrace with South Facing Rear Gardens
- Entrance Hall
- Lounge with Feature Fireplace
- Living Room Open Plan to Dining Room and Fitted Kitchen
- Three Bedrooms
- Main Bathroom
- Gas Heating / upvc double glazed windows
- Priced to Allow for Updating
- Excellent proximity to a diverse range of amenities including the Lisburn Road, both the City and Royal Victoria Hospitals as well as the City Centre
- Ideal for an Owner Occupier or Investor

Location:

Leaving Belfast City on the Lisburn Road turn right into Ulsterville Avenue shortly after the City Hospital. Approximately half way down turn left into Ulsterville Drive and then first right into Ulsterville Gardens, number 38 is on the left hand side.

Property Comprises

Ground Floor

Hardwood front door and glazing to:

ENTRANCE PORCH: Hardwood door and glazing to:

ENTRANCE HALL:

LOUNGE: 13' 1" x 11' 7" (3.99m x 3.53m) Wooden fireplace.

LIVING ROOM: 11' 11" x 9' 11" (3.63m x 3.02m) Hole in the wall fireplace, open plan to:

DINING ROOM: 10' 7" x 7' 9" (3.23m x 2.36m) uPVC door to rear.

Open plan to:

FITTED KITCHEN: 10' 5" x 7' 2" (3.18m x 2.18m) Range of high and low level units, work surfaces. One and a half bowl single drainer sink unit, integrated oven and hob, extractor fan over, space for fridge/freezer. Plumbed for washing machine, part tiled walls.

First Floor

LANDING: Access to roofspace.

BATHROOM: White suite comprising low flush wc, panelled bath with electric shower, vanity unit and wash hand basin, airing cupboard, fully tiled walls, ceramic tiled floor, tongue and groove ceiling.

BEDROOM (1): 9' 11" x 9' 9" (3.02m x 2.97m)

BEDROOM (2): 9' 9" x 9' 0" (2.97m x 2.74m)

BEDROOM (3): 10' 0" x 6' 6" (3.05m x 1.98m)

